

ORDINANCE NO. 20080807-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12205 PECAN STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2008-0098, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 23 and the south 10 feet of Lot 22, Joe P. Jekel Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet A, Slides 270-272, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 12205 Pecan Street, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Adult oriented business use is a prohibited use of the Property.

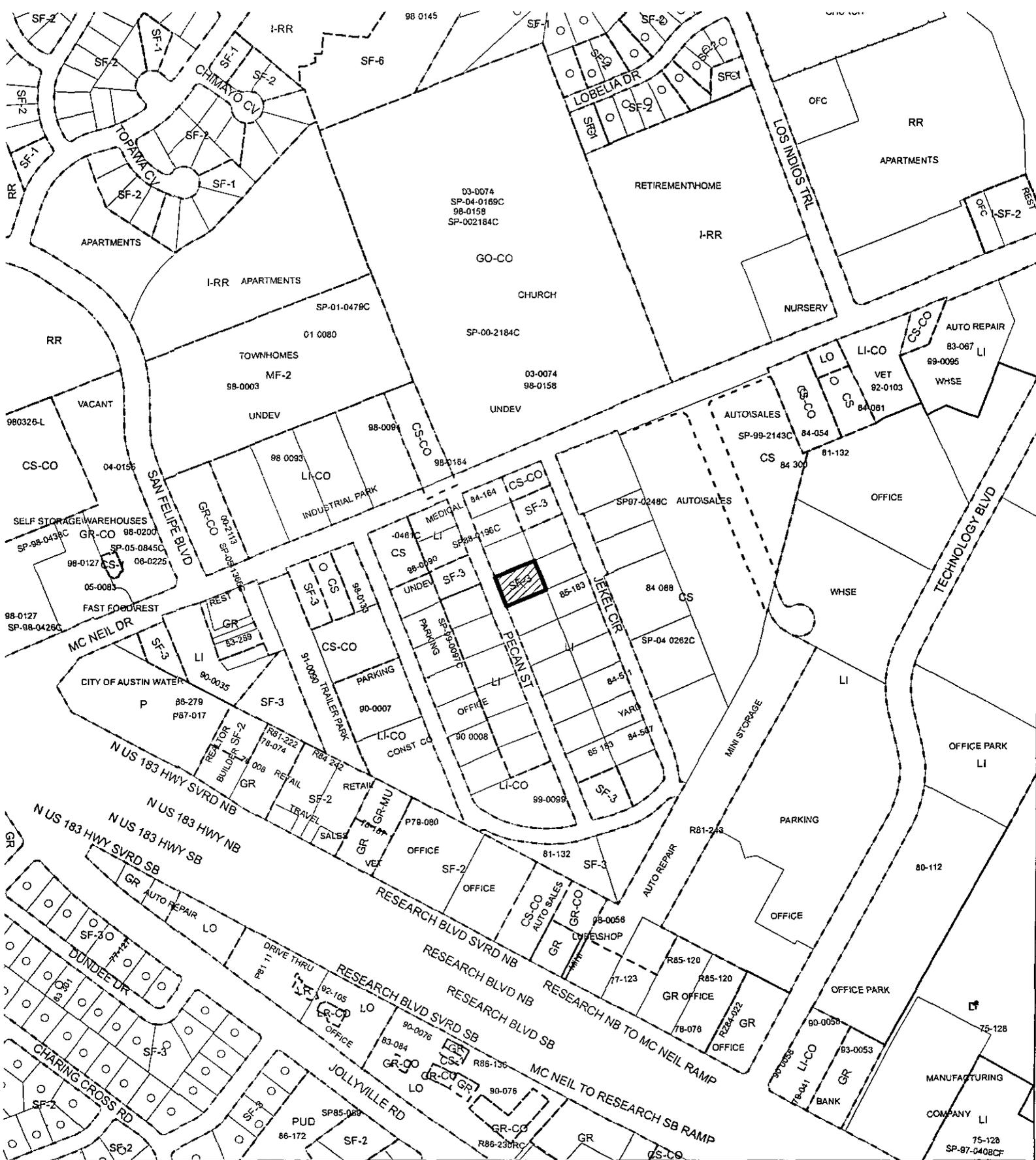
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 18, 2008.

PASSED AND APPROVED

August 7, 2008 §
 §
 § Will Wynn
 § Will Wynn
 § Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Gentry for
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0098
 ADDRESS 12205 PECAN ST
 SUBJECT AREA 0.34 ACRES
 GRID H36
 MANAGER S. SIRWAITIS

OPERATOR S. MEEKS



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.